

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On September 19, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 19, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF SEPTEMBER 4, 2012, SEPTEMBER 6, 2012 and SEPTEMBER 10, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of September 4, September 6, and September 10, 2012. The motion passed unanimously.

COMMUNICATIONS

Department of Administrative Services Annual Report to the State Properties Review Board. Mr. Dillon reported that on September 13, 2012 DAS transmitted its Annual Report for Fiscal Year 2012 as required by C.G.S. §4b-2(1), as amended by P. A. 11-51 and P. A. 12-205.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-217 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 36-176-10A
Grantee: Town of Orange
Property: Various areas along Sodom Lane, Orange
Project Purpose: Assignment of Land to the Town of Orange
Item Purpose: Assignment of 1,859 SF of easement area to the Town of Orange for highway purposes in connection with the Reconstruction of Sodom Lane Project.

Ms. Goodhouse recommended Board approval for the release of this real estate to the Town of Orange. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds. In 2000 DOT acquired numerous two

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slope easements in Orange on behalf of the City of Derby in connection with the reconstruction of Sodom Lane, which straddles the Town Line of Derby and the Town Line of Orange. Item #10 in project Agreement No. 3.31-03(98) stipulates that at completion, properties and rights acquired shall be returned to the municipality. Although in this instance the Agreement is between the state and the City of Derby, the subject easements are located in Orange, and are therefore released to the Town of Orange for their municipal highway. Derby has waived any interest they may have had in the Orange easements acquired by DOT for the project. Two easements totaling 1,859 sq. ft. purchased for \$17,700 are released and assigned to the Town of Orange. This is a release along a town street for highway purposes only.

PRB # 12-218 **Transaction/Contract Type:** RE / Assignment
Origin/Client: DOT / DOT
Project Number: 131-183-19A
Grantee: Town of Southington
Property: Various areas along Laning Street, Southington
Project Purpose: Assignment of Land to the Town of Southington
Item Purpose: Assignment of approximately 9,862 SF of land, 61,408 SF of slope easement and 9,129 SF of drainage right of way area to the Town of Southington for highway purposes in connection with the Reconstruction of Laning Street Project.

Ms. Goodhouse recommended Board approval for the release and assignment of this real estate. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the descriptions in the DOT acquisition deeds. This is a release along a town street for highway purposes only. In 2000 DOT acquired numerous parcels of land, easements and drainage rights of way in Southington on its behalf in connection with the reconstruction of Laning Street. Item #10 in project Agreement No. 3.31-07(98) stipulates that at completion, properties and rights acquired shall be returned to the municipality. The project acquisitions are assigned to the Town of Southington in the Quitclaim deed. In all, the Quitclaim deed assigns 9,862 SF of land, 61,408 SF of slope easements, and 9,129 SF of drainage rights of way to the Town of Southington. The rights were acquired in 2001 and 2002 for \$182,855.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-216 **Transaction/Contract Type:** AE / New Contract
Project Number: BI-JD-239 **Origin/Client:** DCS/JUD
Contract: BI-JD-239-D-BCA
Consultant: Kallman McKinnell & Wood Architects, Inc.
Property: 50 Field Street, Torrington
Project Purpose: New Litchfield County Courthouse
Item Purpose: New contract for the consultant to act as the Design Build Criteria Architect (“DBCA”) for the development of a new judicial complex comprising a new 170,000 GSF courthouse and renovations to an existing 43,500 GSF building.

Mr. Dillon reported that the project involves the required architectural and engineering services using the Design/Build Delivery Method for the construction of the new Litchfield Judicial District Courthouse in

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Torrington. The project will include the construction of a new courthouse that is estimated to comprise 117,000 GSF in addition to the renovation of an existing 43,000 GSF two-story office building. The project shall be designed and constructed to receive a LEED Silver rating and meet the State of Connecticut High Performance Building Guidelines. The overall project and construction budgets are \$65,046,400 and \$52,270,000 respectively.

In March 2009 the Department of Public Works now known as the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Design Build Criteria Architect Consultant Teams related to the New Litchfield County Courthouse. DCS elicited six (6) responses to the advertisement and after completion of the internal review process interviewed three firms. The firms were as follows; Kallman, McKinnell & Wood Architects, Inc., Tecton Architects, Inc. and Perkins Eastman Architects P.C. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified Kallman, McKinnell & Wood Architects, Inc., (“KMW”) as the most qualified firm.

This contract is for Design Build Criteria Architect Consultant Services for the development of the D-B Criteria, Project Design Oversight and Construction Observation. The total compensation rate for this project is \$991,186. The overall contract can be segregated with basic services and special services accounting for \$891,910 and \$99,276 respectively. The basic service fee is equivalent to 1.71% of the construction budget. Staff recommended that SPRB approve this contract.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-216 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-216. The motion passed unanimously.

PRB FILE #12-217 - Mr. Pepe moved and Mr. Millstein seconded a motion to approve PRB File #12-217. The motion passed unanimously.

PRB FILE #12-218 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-218. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary